



Low-Cost, Fireproof CONCRETE HOMES

Suggestions for Design and Construction

"We need attractive, worthy, permanent homes . . . homes in which home life can reach its finest levels, and in which can be reared happy children and upright citizens."

—CALVIN COOLIDGE

Low-Cost, Fireproof CONCRETE HOMES

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Suggested designs for low-cost, fireproof concrete homes are given on pages 3 to 11 and 14 to 22. Construction details of the fireproof concrete house are discussed on pages 12 and 13; other building facts on page 23.

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PEOPLE are wondering about the small home of the future. Will its first cost be low? Will it be free from maintenance expense? Will it be attractive? Will it have individuality? Will it provide the compactness and convenience of modern apartment homes? Will it be safe against fire, tornadoes, hurricanes and other elements?

This booklet of suggestions for design and construction of small, low-cost, fireproof concrete homes answers all of these questions in the affirmative!

Published herein are suggested designs showing that distinctive architectural treatment is possible in the small home—at a price nearly everyone can afford! These designs invite the attention of the American public which is focused on the need for attractive, modern, low-cost, small homes that are sensibly planned. They also represent a step forward in the art of small home construction—a long step that makes the home of the future available now!

Offered to meet the demand for facts about

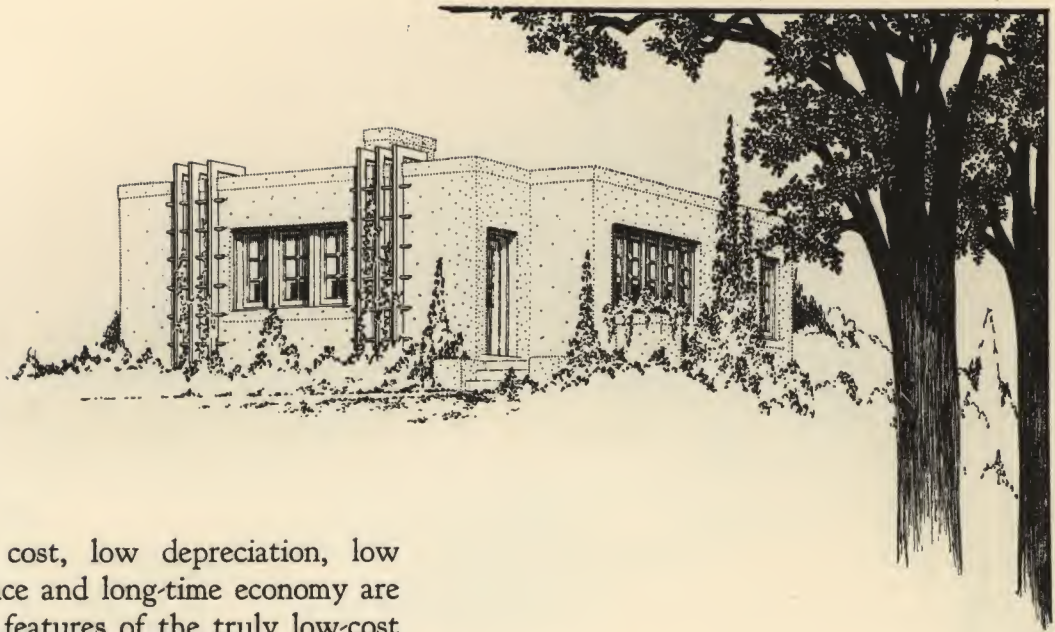
the building industry's work to effect dollars and cents reductions in home-building costs, this booklet is published for people who are interested in the new accomplishments in design and construction of small homes.

The materials required for the low-cost, fireproof concrete home are available almost everywhere, and the construction is time-tried. Local manufacturers of concrete masonry units are prepared to give estimates of material costs for these homes; to recommend experienced home-building contractors who can build them.

The designs published herein are intended to suggest what can be accomplished with concrete as the principal construction material for the low-cost, fireproof home. When one wants to build any of these attractive homes he should show the sketch to an architect.

Architects are experienced men upon whom the public can rely for advice and friendly cooperation. Working drawings and specifications for the suggested designs in this booklet should be prepared by architects.

Suggested designs for low-cost, fireproof concrete homes are given on pages 3 to 11 and 14 to 22. Construction details of the fireproof concrete house are discussed on pages 12 and 13; other building facts on page 23.



LOW first cost, low depreciation, low maintenance and long-time economy are the important features of the truly low-cost home; features obtainable only in the house of rigid, durable, fireproof construction of which the concrete home is an outstanding example.

FIREPROOF AT LOW COST

On this page is a suggested design for a fireproof home that will cost approximately \$4,150 to build. Inasmuch as construction costs differ in nearly every locality, it must

be understood that this estimate may vary 25 per cent either way.

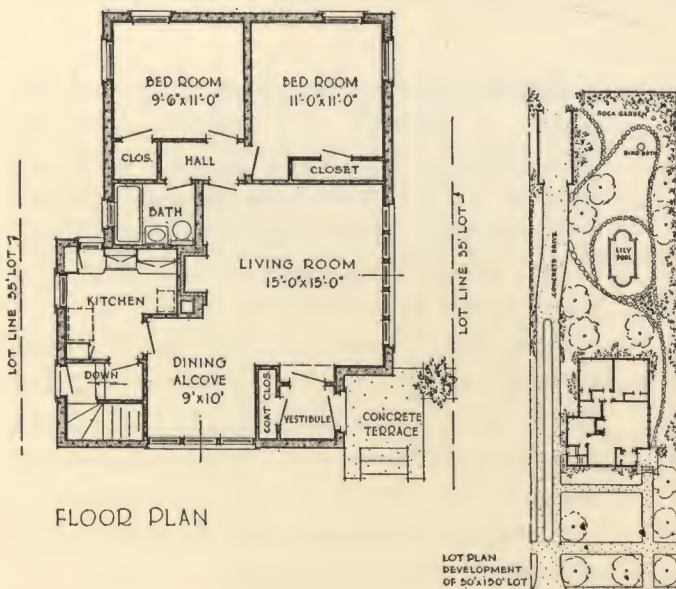
This design is quite modern. It is not extreme; rather, its simplicity makes it attractive. The construction features, too, are interesting.

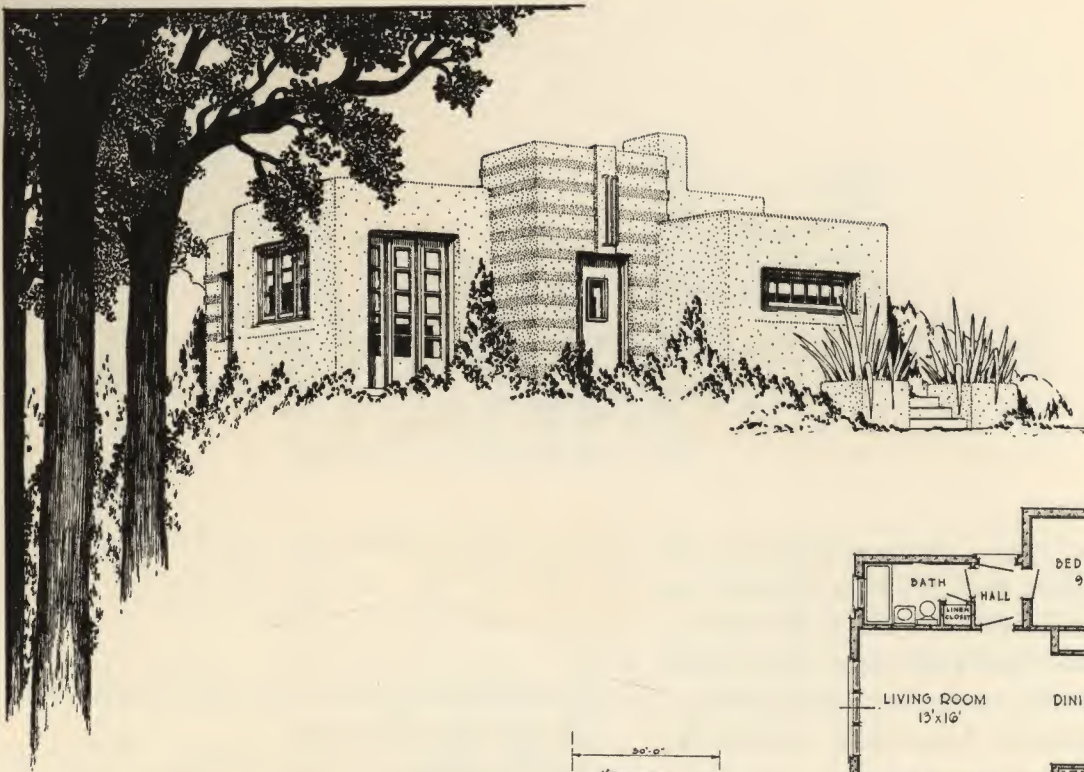
Sturdy walls of concrete masonry left plain or decorated with portland cement stucco or portland cement paint help to keep the first cost low. These materials are available almost everywhere; are economical. Too, they will not burn nor suffer any appreciable damage when exposed to fire.

MAINTENANCE COST IS LOW

The reinforced concrete first floor and roof make the home rigid, durable and fireproof.

These construction features provide for low depreciation, low maintenance and long-time economy. The concrete materials are permanent and durable. The concrete floor and roof tie the walls rigidly together; practically eliminate sagging or other movements that cause plaster cracking.



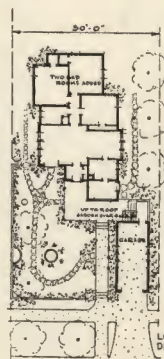


MODERN in appearance and plan, this low-cost, fireproof concrete home has none of the freakishness which features many modernly designed houses. It is built without a basement, with its rooms all on one floor. It is conveniently arranged.

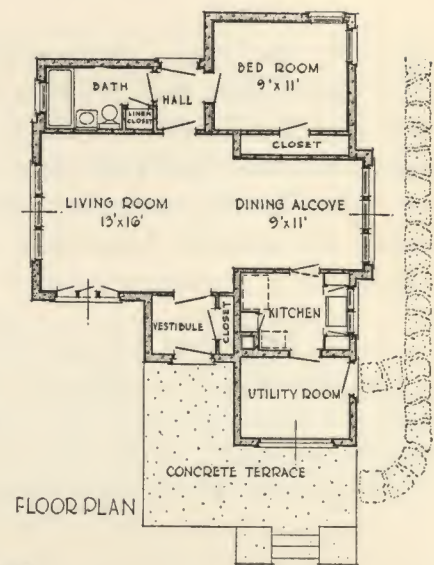
Instead of a basement, the architect has included a utility room in which may be housed an oil or gas-fired boiler. Other appurtenances which usually are installed in a basement, such as laundry tubs, also are to be housed in the utility room.

FACTS ABOUT CONSTRUCTION

Permanent, fire-resistive construction is specified for the walls and partitions—concrete masonry. The exterior finish is to be weather-resisting portland cement stucco or portland cement paint. Horizontal courses around the entranceway, which give a modern touch, can be achieved by having alternate rows of concrete masonry project slightly.



LOT PLAN
DEVELOPMENT OF 50' LOT

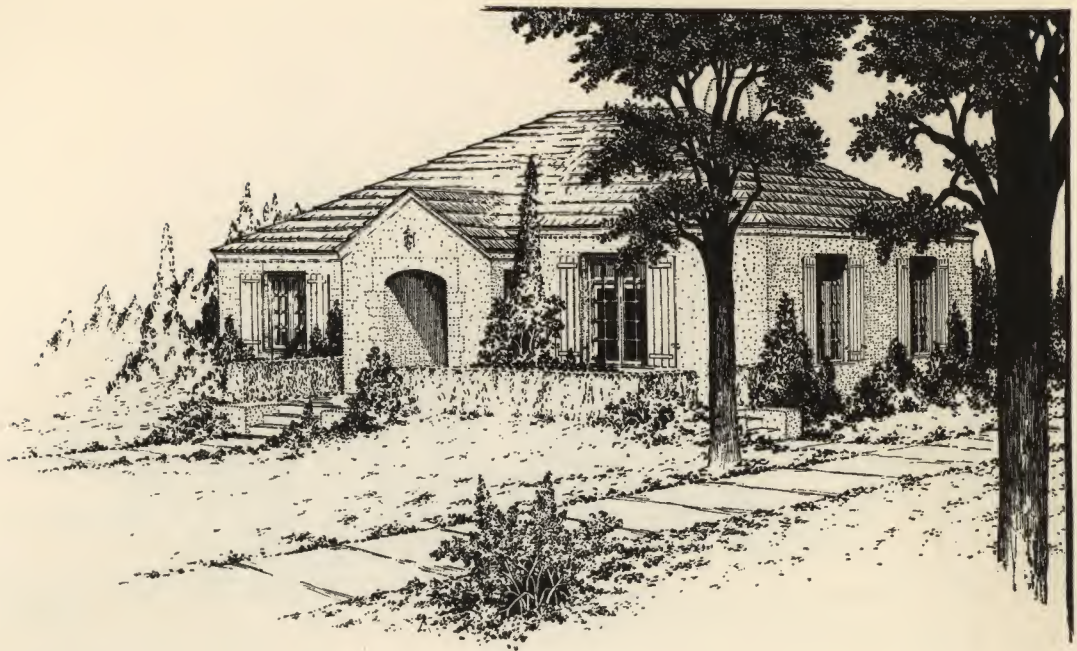


FLOOR PLAN

The floor and roof are to be reinforced concrete. A parapet wall extends above the roof. The use of sturdy masonry walls and concrete floor and roof insures rigid, durable construction—a home that will require little, if any, interior or exterior maintenance. (See construction details on page 23.)

Estimated construction cost for this small, fireproof home is exceptionally low—\$2,850. It can be built for approximately this figure in many sections; in some localities, however, the cost may vary 25 per cent up or down.

A suggested landscape plan for a 50-foot lot is included with this design.



THIS five-room bungalow is a fireproof concrete home. It is attractive . . . distinctive. It meets the present-day demand for comfort and convenience. Its exterior appearance speaks of good architecture.

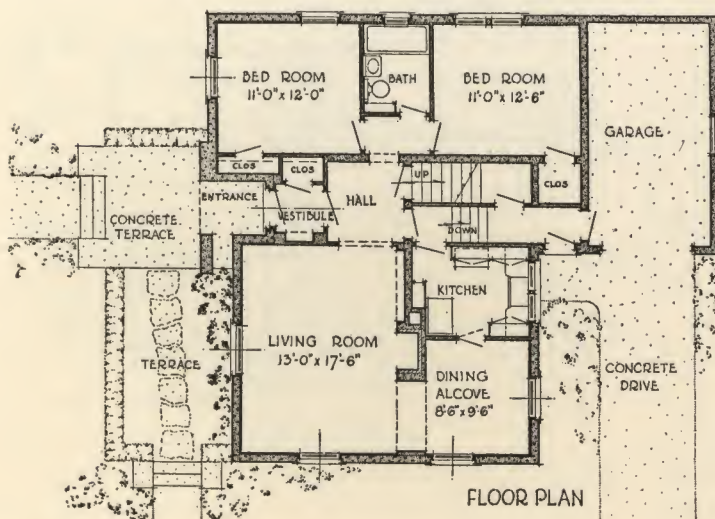
CONCRETE ASHLAR FOR WALLS

Walls are designed for a type of treatment used in some of the world's finest buildings—random or broken ashlar. This is now avail-

able for the low-cost home in the form of concrete masonry. (See back cover.)

Weather-proofing of exterior walls is accomplished with portland cement paint. Interior may be plastered or painted, as desired. For exterior, interior or both, the portland cement paint may be colored.

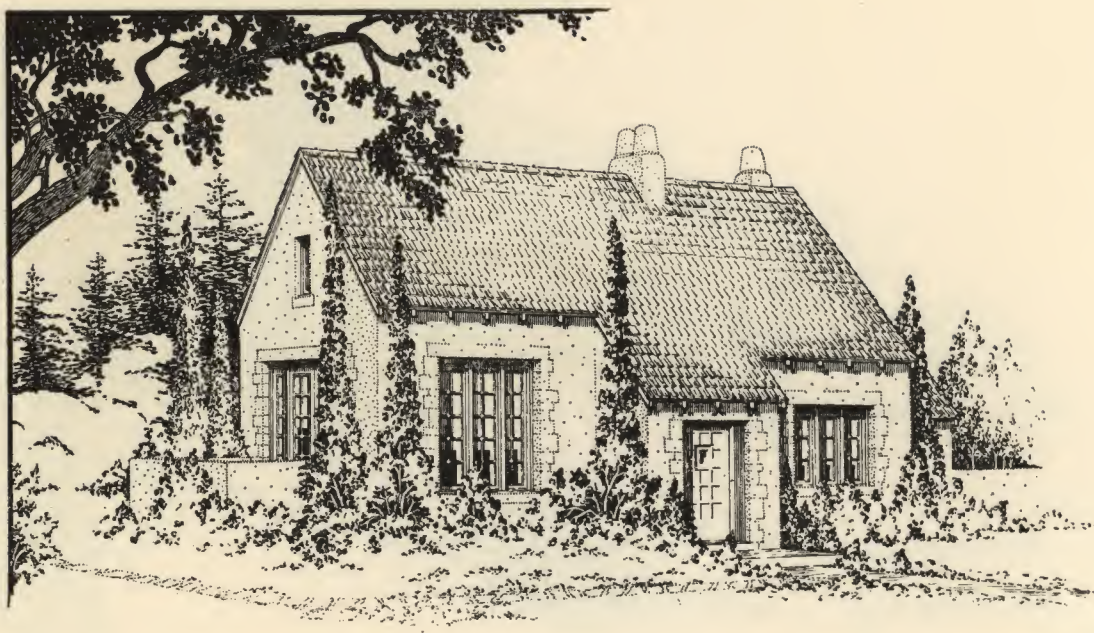
Rigid, durable construction—reinforced concrete—is specified for the first floor to make the home free from plaster cracking or other structural defects.



PROTECTION AGAINST FIRE

To complete the fireproof construction, cement-asbestos shingles are specified for the roof covering. The use of this material eliminates the danger of fires of exterior origin; the concrete floor protects the home from fires of interior origin.

It is estimated that this home, which is somewhat larger than the other designs in this booklet, will cost \$6,600. Construction cost may vary 25 per cent either way in different localities.



COST of building this small, fireproof home is reduced considerably by eliminating the basement and housing the heating plant and other service facilities in a utility room on the first floor.

MANY ATTRACTIVE FEATURES

A studio-type living room, which usually is found only in much higher priced homes, is one outstanding feature of this suggested design. Another is the provision for an extra bed in a closet off the living room. This extra sleeping accommodation compensates for the fact that only one bed room is specified.

For economical wall construction, concrete ashlar—a form of concrete masonry—is specified. If desired, some of the wall areas may be covered with portland cement stucco.

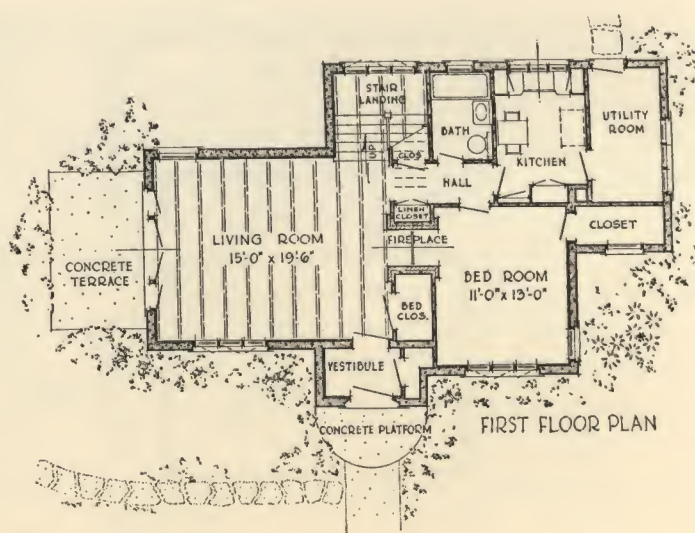
CONSTRUCTION INFORMATION

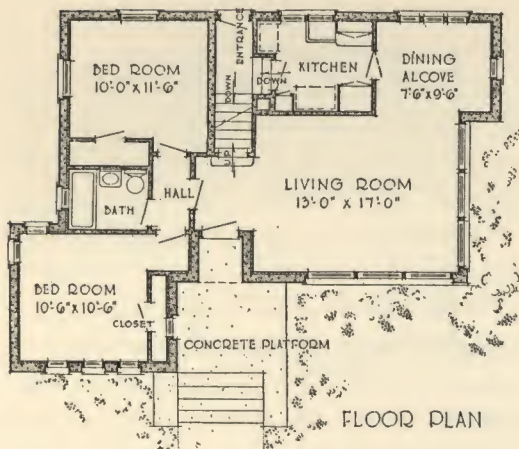
Because it is permanent and durable, reinforced concrete is specified for the first floor. For the same reasons, concrete tile are chosen as the roof covering.

Rigid, durable construction, as specified for this distinctive home, insures low maintenance and low depreciation, the factors which mean long-time economy.

This home, which is estimated to cost about \$5,400, will be a good investment. It has a large living room, 15 feet by nearly 20 feet, and a spacious 11 by 13-foot bed room.

Choice of built-in features and the location of the house will affect the construction cost to some extent.





THIS modernly designed, low-cost, fireproof home is attractive because of its simple lines and well-proportioned exterior. It is a modern house that will appeal to many people because its appearance will not become tiresome.

ECONOMICAL WALL CONSTRUCTION

Taking advantage of the adaptability of concrete masonry to modern design, the architect has specified this economical material for the low, sweeping walls. These may be covered with a finish of portland cement stucco or portland cement paint.

Fireproof, durable, rigid qualities of reinforced concrete led to its selection for the

first floor and roof. Its use will insure that this modern home is safeguarded against basement and roof fires.

MANY WINDOW OPENINGS

The living room is well-lighted, six windows being specified — three for each wall; and the roof projecting over these windows increases the attractiveness of the exterior.

Other rooms also have ample window space. Note the provision for adequate cross-ventilation in each bed room.

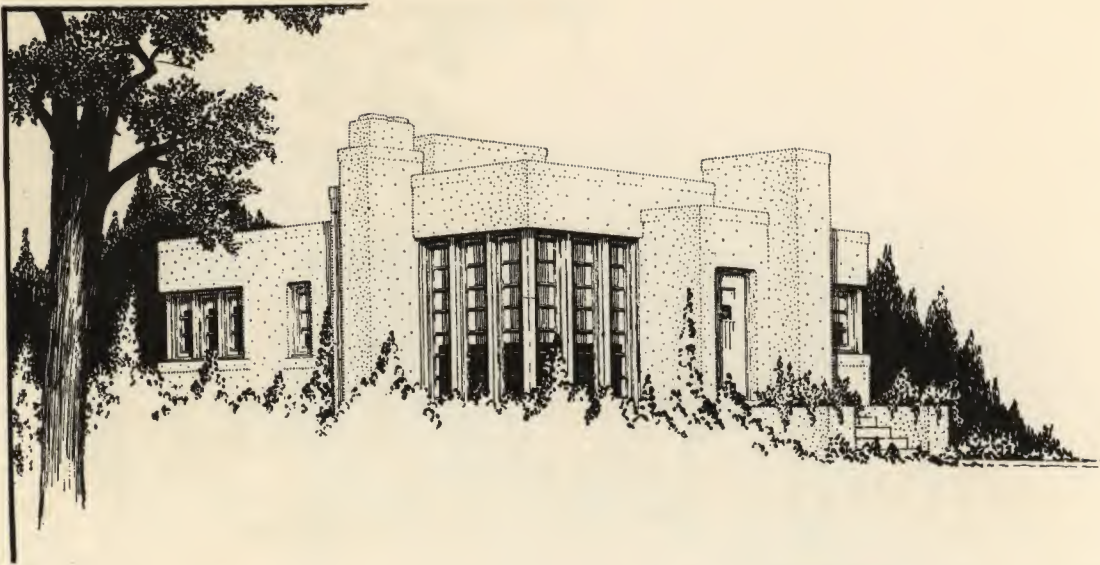
Ample closet space in each bed room should attract the immediate attention of the modern matron.

LOW ORIGINAL COST

Including every item of construction, this fireproof concrete home is estimated to cost about \$4,100.

This cost may vary 25 per cent, more or less, depending upon location and the choice of built-in equipment for kitchen, laundry and bath.

Although the original cost of this attractive home will be low, the design includes many features which ordinarily are found only in higher priced dwellings. The extensive roof area, which may be used for recreational purposes, is but one of these features.



HERE is an attractive, low-cost, fireproof, five-room home designed in the modern manner. Although low in first cost, it embodies all the comfort and convenience of the more pretentious residence. Note sizes of rooms; number and size of closets.

MASONRY WALLS SPECIFIED

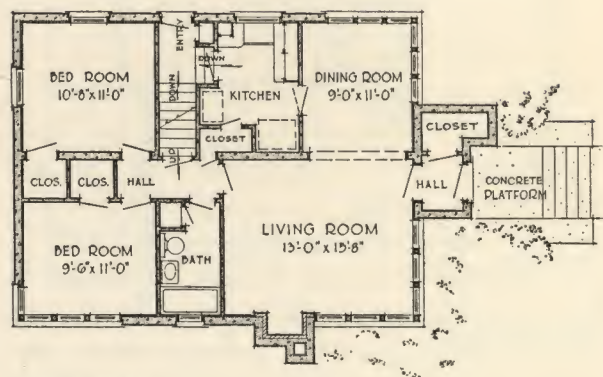
As is customary in the low-cost, fireproof home, walls are designed for concrete masonry, to be finished with portland cement stucco or portland cement paint on the exterior.

First floor and roof are to be reinforced concrete — construction that represents an important economy. It carries out the flat-roof effect; makes the house rigid; encloses the most space for the least money.

AFFORDS LONG-TIME ECONOMY

A concrete platform is specified at the entranceway. Concrete construction also is specified for other parts of the house — the footings, the foundation walls, the sills and lintels for windows and door openings, and for the chimney. This construction provides for low maintenance, long-time economy.

In this house, a full basement is included. Built with concrete floor and concrete masonry



FLOOR PLAN

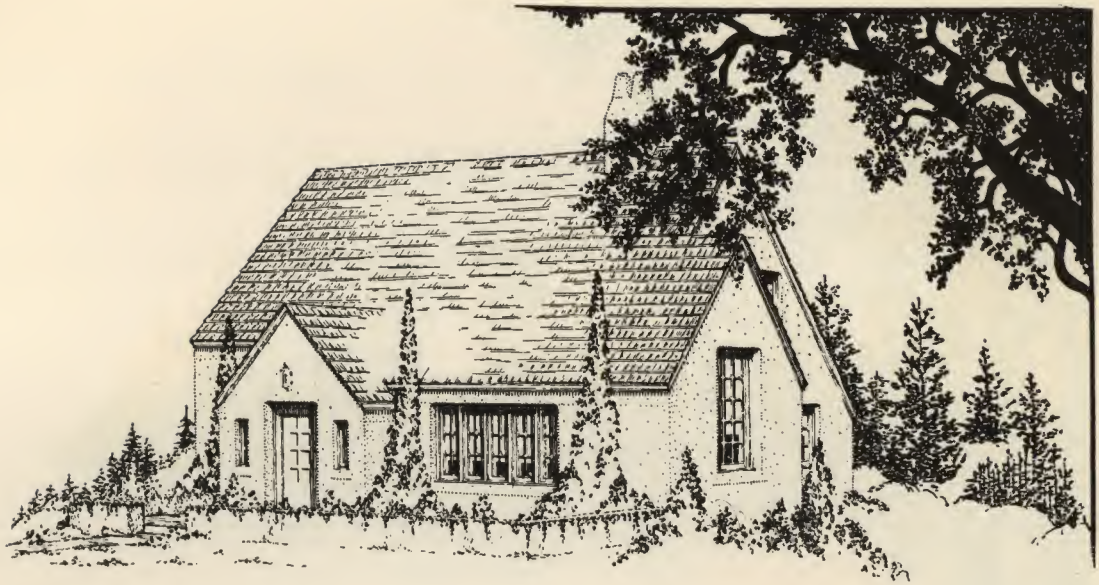
foundation walls, it provides space for a recreation room, storage and other purposes.

LOW CONSTRUCTION COST

\$4,200 is the estimated construction cost for this fireproof concrete home—a figure that will vary somewhat according to location.

One cannot fail to notice that this suggested design has many outstanding features. A fireplace is included in the living room. This and other rooms are fairly large. Built-in equipment can be installed in the kitchen. And the major rooms, being well lighted and well equipped with closet space, will please those who dwell within this home.

It is, indeed, a design which offers one his money's worth—a real home at low cost.



STUDIO-TYPE interiors are features of both the living room and dining alcove in this low-cost, fireproof concrete home. This construction is economical; is being widely used in homes of higher price.

COMPACT ROOM ARRANGEMENT

This home is designed to be easy to take care of; to be compact. Walls of sturdy concrete masonry, with an exterior finish of portland cement stucco, or, if desired, the popular concrete ashlar, are specified. Concrete ashlar

construction is described on the back cover.

To make the home safe against basement fires—and it is a fact that many residence fires begin in the basement—and to make the structure safe against plaster cracking, a reinforced concrete floor is specified.

FIREPROOF ROOF SPECIFIED

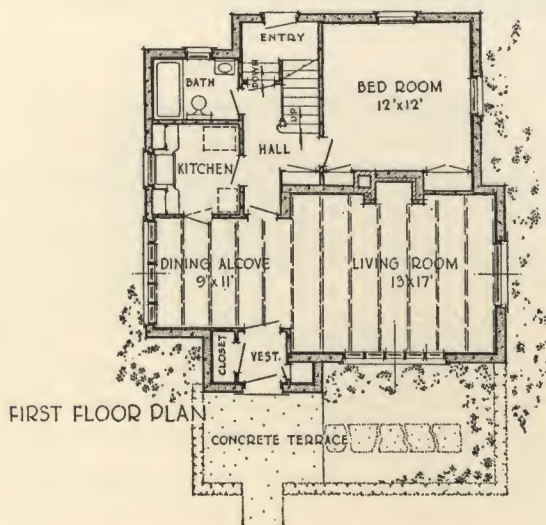
The roof is to be of fireproof cement-asbestos shingles which are available in several weathered designs that would be quite suitable for the architecture of this attractive home.

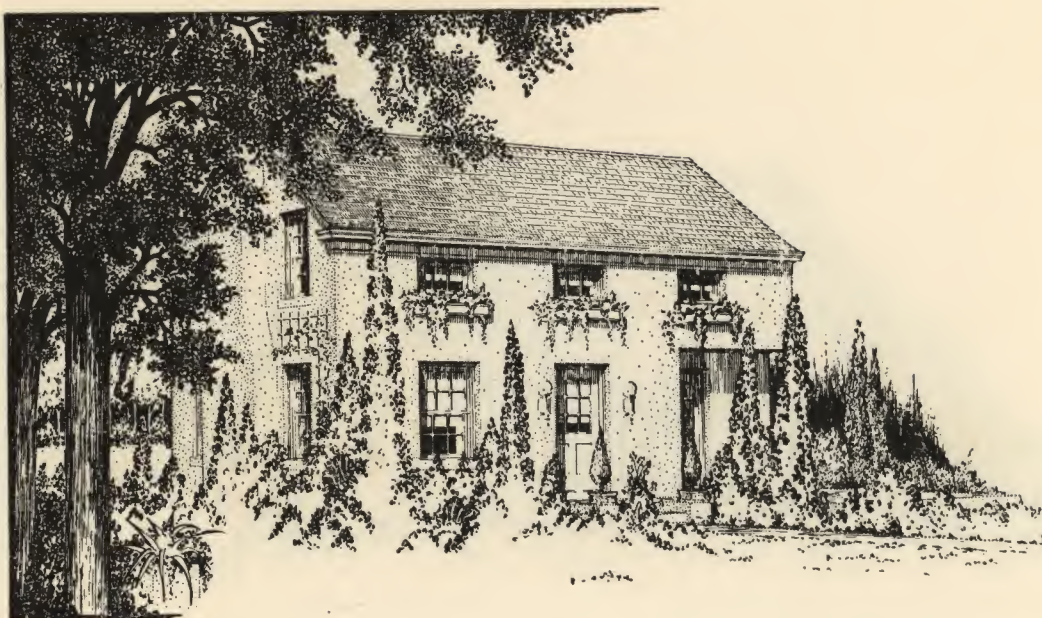
This home is so designed that space on the second floor may be utilized at some later date.

WILL COST ABOUT \$5,000

This fireproof home of permanent concrete construction will cost about \$5,000 to build, an estimate that may vary 25 per cent more or less.

One feature of this design for a low-cost, fireproof home is that two closets are provided off the vestibule. One of these is to be the conventional guest closet; the other is to house an extra bed that compensates for the fact that only one bed room is included in the plans.





THIS suggested design for a low-cost, fireproof home has been prepared for those who prefer a two-story house. The first floor plan is given below, with a "key sketch" showing the second floor.

FACTS ABOUT CONSTRUCTION

From the paved terrace at the entranceway to all parts of the house, permanent construction is specified.

The basement floor and footings are to be concrete; the foundation and above-grade walls, concrete masonry; sills below and lintels above wall openings, concrete; roof, cement-asbestos shingles or concrete tile; first and second floors, reinforced concrete.

LIVING ROOM QUITE LARGE

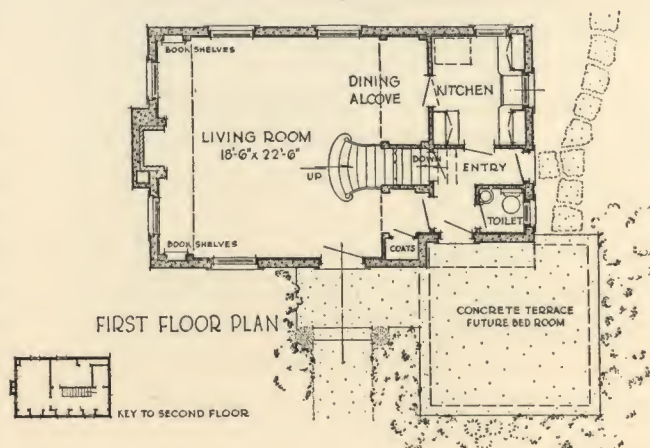
Note width of living room which well-built concrete second floor makes possible. This floor will be strong enough to carry masonry partitions, yet needs no supports below that would decrease size of living room.

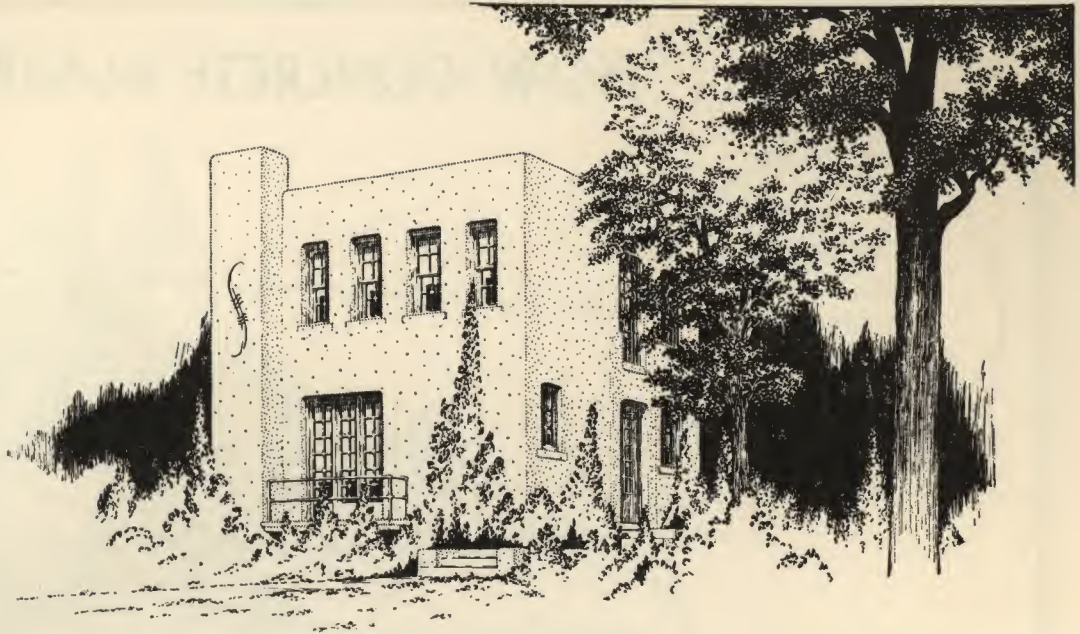
Use of concrete materials insures fire-

proof construction at a cost well within the budget of those who are interested in low-cost homes. At the same time, these materials permit distinctive, attractive exteriors.

FIRST COST IS LOW

The estimated cost of this rigid, durable, fireproof home, which is equivalent to a five-room house, is about \$4,900. Location and the choice of built-in equipment are factors that will affect this cost estimate. Therefore, it may be 25 per cent higher or lower.





DESIGNED in the modern manner, this two-story home has personality and charm; is another example of the most space for the least money. Being low in first cost—the estimate is \$3,500—this home offers an opportunity for the owner who wishes to add colored shutters, awnings and lattices to decorate the exterior walls.

RIGID, FIREPROOF WALLS

Sturdy concrete masonry walls are chosen for this home, and these may be surfaced with portland cement stucco or portland

cement paint. To carry out the rigid, fireproof construction which is desirable in a home of this type, the architect has specified reinforced concrete for floors and roof.

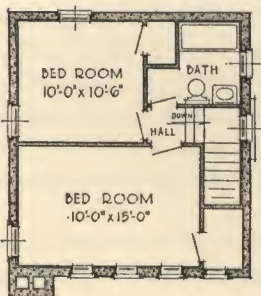
CRACKS ARE PREVENTED

The floors and roof tie the walls firmly together, giving the sturdiness of modern skyscraper construction. There is little, if any, chance for plaster cracks to develop in a home of such rigid construction.

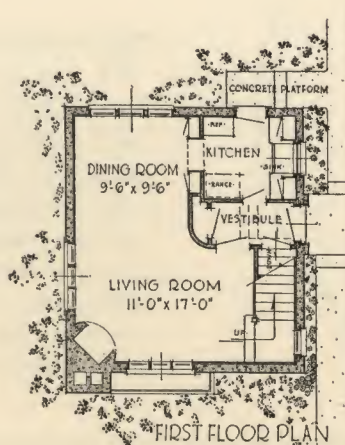
All other structural parts are designed for concrete, including the sills below and the lintels above wall openings, as well as the footings on which the foundations rest. This construction also helps to eliminate plaster cracks.

BUILDING COST IS LOW

With all of the advantages of fireproof, rigid, durable construction, the cost of this home is low. As stated above, the estimated construction cost will be approximately \$3,500. Depending upon location and the built-in features chosen, the cost may be 25 per cent higher or lower.



SECOND FLOOR PLAN



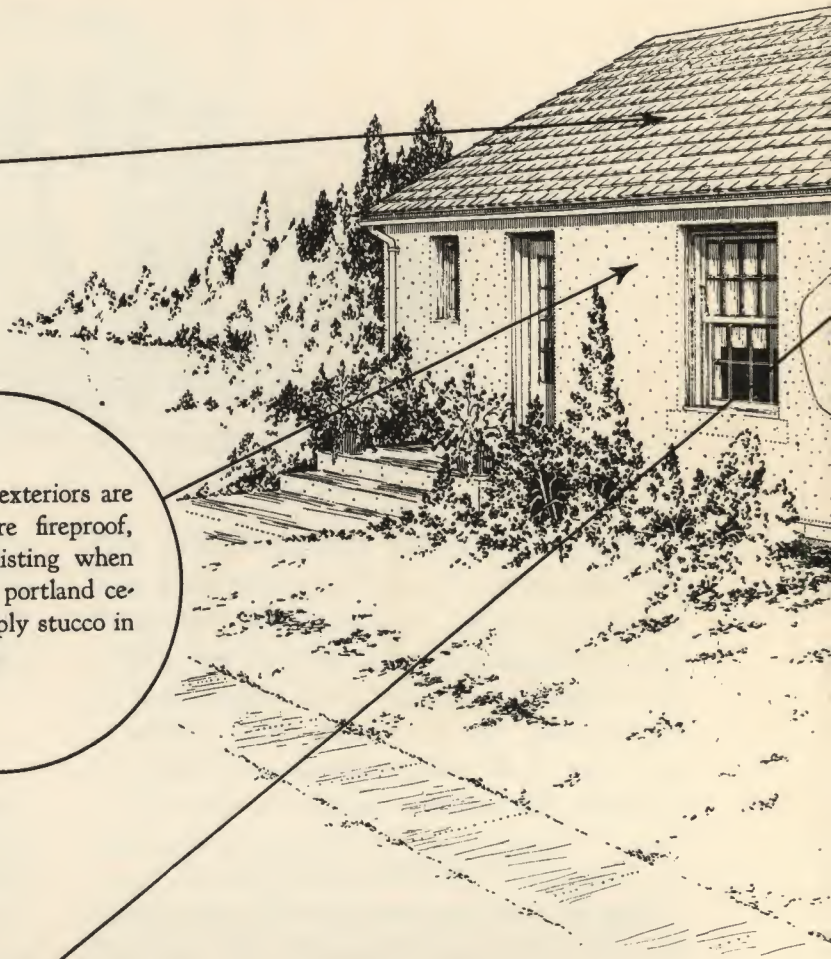
FIRST FLOOR PLAN

HOW CONCRETE MAKES THE LOW

ROOFS of cement-asbestos shingles or concrete tile safeguard the home against exterior fires.

STUCCO exteriors are popular; are fireproof, weather-resisting when made with portland cement. Apply stucco in three coats.

CONCRETE MASONRY walls are rigid, durable, fireproof and reasonable in cost. In this low-cost home, concrete building units are specified for foundations and above-grade walls. Concrete masonry is an ideal base for portland cement stucco or portland cement paint; requires little upkeep.



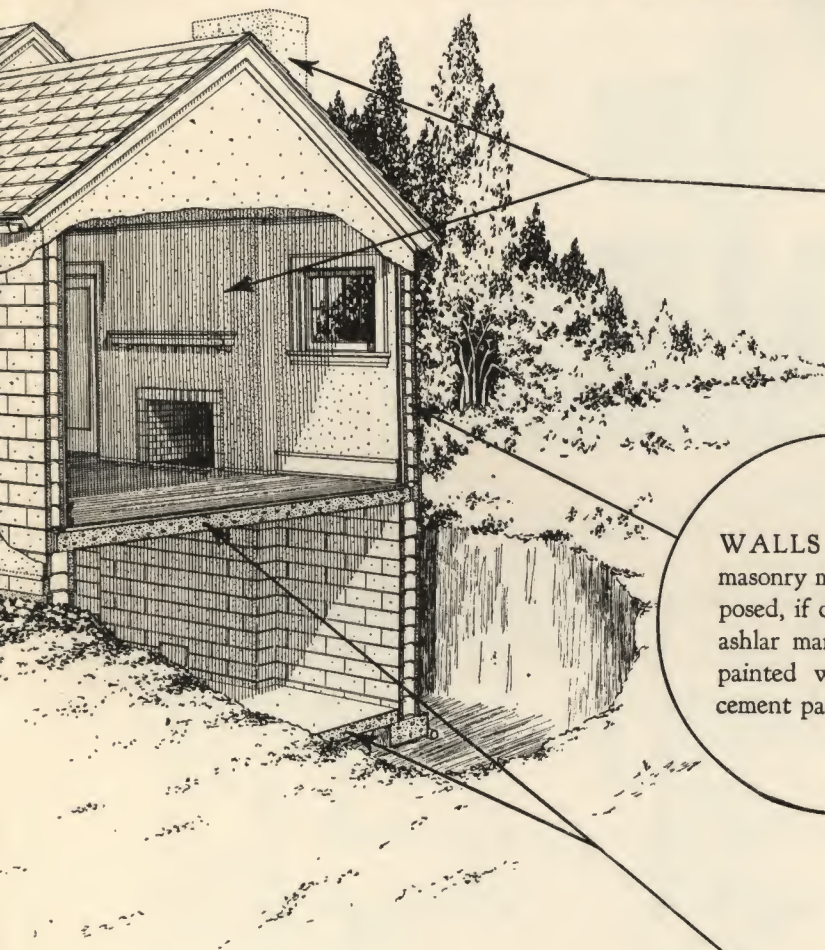
What to Look for in

WHEN building or buying a low-cost home, the wise investor gets affirmative answers to these questions: Are the walls and floors rigid, durable and fireproof? Is the roof weather- and fire-resistive? Will the home be young many years after it is built?

Yes! is the emphatic answer to each question when the walls are of concrete masonry, the floors of reinforced concrete, and the roof of cement-asbestos shingles or concrete roofing tile.

Upkeep costs also must be considered. It is important to remember that plaster cracks, sagging floors and other

LOW-COST HOME A GOOD INVESTMENT



CHIMNEYS and fireplaces of concrete are fireproof, rigid and practically free from maintenance.

WALLS of concrete masonry may be left exposed, if desired, in the ashlar manner; may be painted with portland cement paint.

CONCRETE FLOORS are the accepted and approved type of fireproof construction. In this low-cost home, the basement floor is concrete; the first floor, reinforced concrete. If the house is built without a basement, the reinforced concrete first floor is placed on a fill. (See page 23 for construction details.)

Low-Cost Home —

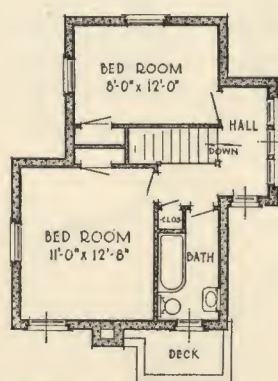
structural defects are practically eliminated when concrete construction is used.

And, finally, there is the built-in beauty which the concrete home offers. Concrete floors can be colored, painted, stained, or finished with any of the conventional floor coverings. Concrete masonry walls can be finished with colored portland cement stucco or portland cement paint. Concrete roof coverings are available in a wide variety of colors.

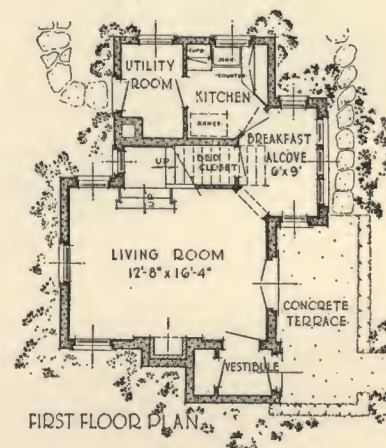
The concrete home is a distinctive, attractive residence that is within the reach of practically everyone. It is the aristocrat at a price nearly anyone can afford!



THIS attractive, five-room residence is a low-cost, fireproof concrete home. It is modern in appearance; modern in plan; modern in construction. Two stories in height, it includes all conveniences of the up-to-date home—at an estimated cost of only \$3,100. This design should appeal to many who want conservatively modern homes.



SECOND FLOOR PLAN



FIRST FLOOR PLAN

VALUE OF RIGID FLOORS

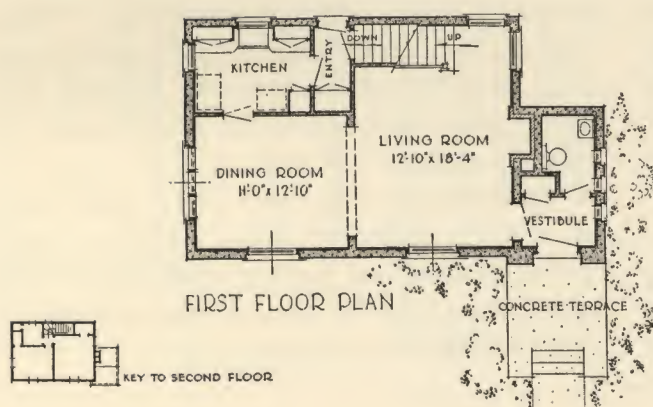
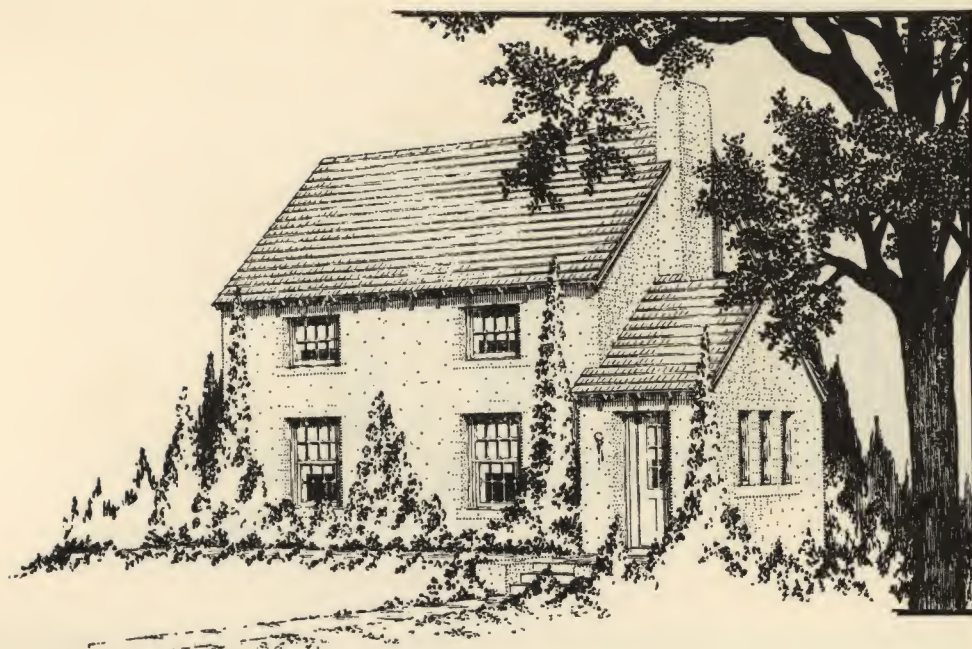
Plans call for a utility room instead of a basement. Thus all service facilities are on the first floor. A reinforced concrete slab, placed over a fill, is specified for the first floor. To prevent plaster cracks and warped floors, a reinforced concrete second floor is included.

Exposed concrete masonry is chosen for the exterior walls—these to be finished with portland cement paint. Units of one size are to be used throughout the walls, laid as range work, to use the architectural term, which is described on the back page.

Reinforced concrete also is specified for the roof of this modernly designed home. The concrete masonry walls extend above the flat roof as parapet walls, and thus the roof space can be utilized for recreational purposes, "sun bathing," and as a playground to keep children off of the street.

EXCEPTIONALLY LOW COST

The estimated low cost of \$3,100 will vary about 25 per cent, more or less, depending upon location and the built-in features selected.



HERE is another design for a low-cost, fireproof concrete home in the two-story class. The accompanying plan shows the first floor layout; the "key" outlines the second floor plan.

STURDY MASONRY WALLS

Concrete ashlar is chosen by the architect for the exterior walls, although portland cement stucco backed up with concrete masonry may be used if one prefers a stucco exterior.

Like the home shown on the facing page, this house is designed for rigid, durable, fireproof construction. First and second floors

are to be of reinforced concrete. When the floors are so built, the owner will know that sound practice has been followed — concrete has increased the home's value. This is the accepted and approved construction for fireproof buildings of all types; is particularly suitable for the small home.

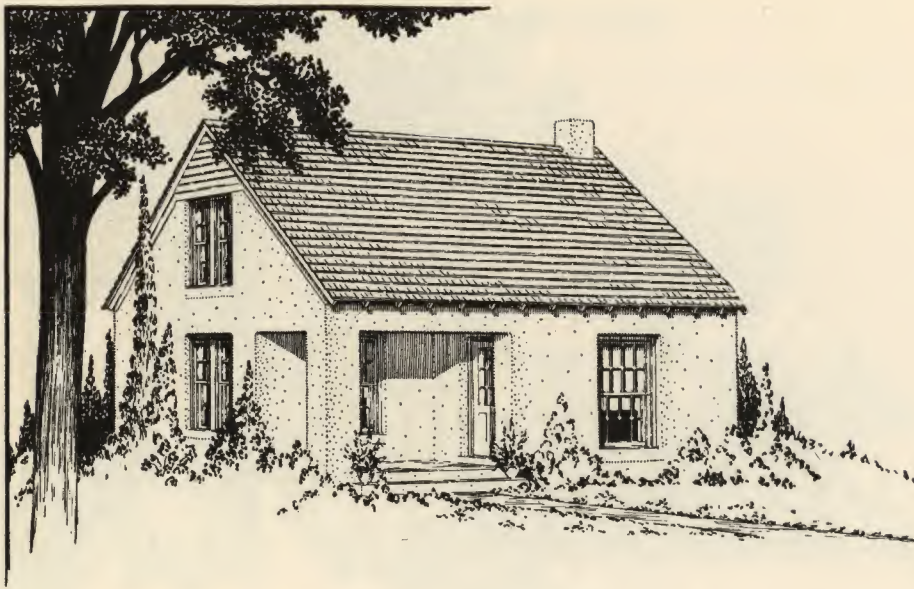
ROOF TO BE FIREPROOF

Concrete roofing tile or cement-asbestos shingles complete the fireproof construction. These and the other concrete materials specified are available almost everywhere, and at moderate cost.

FACTS ABOUT FLOOR PLANS

This low-cost, fireproof home is so arranged that a living room, full-sized dining room and kitchen are provided on the first floor. Provision is also made for a first-floor lavatory. Two bed rooms and a bath room are located on the second floor.

Estimated cost will vary 25 per cent, more or less, from \$4,750.



BEGINNING with this design, four plans for conventional-type homes are presented. Each is designed for rigid, durable, fireproof construction. The others follow on pages 17, 18 and 19. This design, as well as the others, is suitable for a small farm or summer home.

FIREPROOFNESS DESIRABLE

In localities not served by fire-fighting apparatus, fireproof construction is particularly desirable. This is the reason why the architect has specified concrete construction.

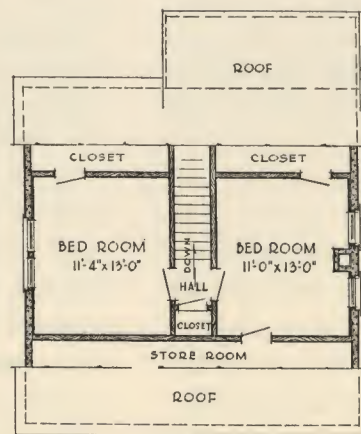
Concrete masonry walls decorated with durable portland cement stucco are included in the design. The first floor of reinforced concrete covers a small basement, which occupies about one-half of the area under the house, and the second floor also is designed for reinforced concrete construction.

ROOF TO BE FIREPROOF

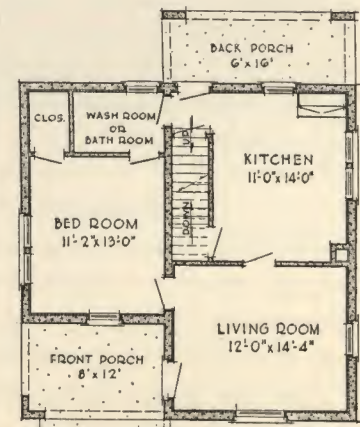
Roof, too, is designed for fireproof construction—cement-asbestos shingles or concrete tile.

A home of concrete construction not only is suitable for the farm or summer resort but it is the ideal workingman's home. Many industries provide homes which employees can rent or buy, and the low-cost, fireproof concrete home best meets the requirements of these housing developments.

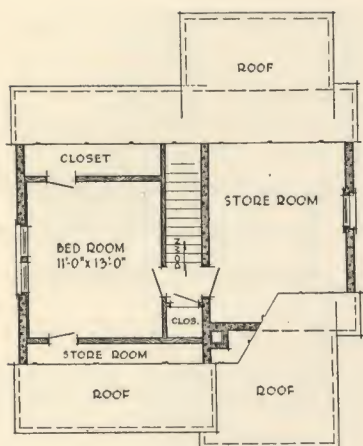
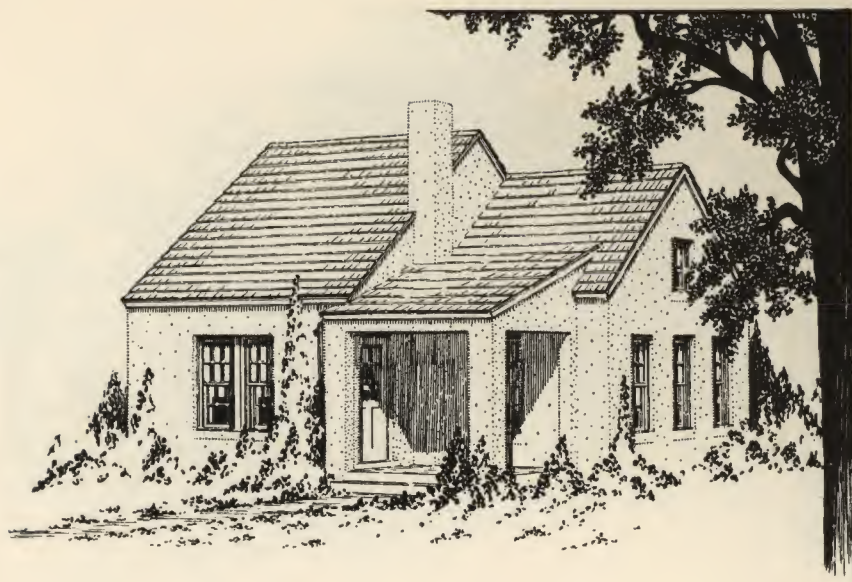
Estimated to cost about \$4,150, this house is a truly low-cost home. Cost of bath room fixtures and heating equipment, which are not part of the plan, are not included in this estimated construction cost.



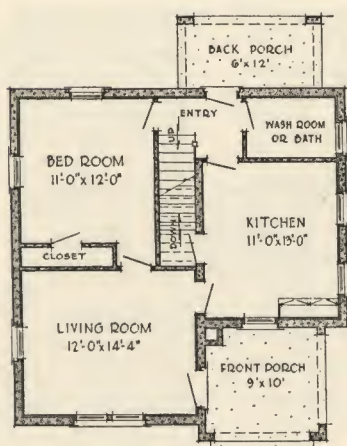
SECOND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

LIKE the home on the opposite page, this one of low-cost, fireproof construction is particularly adaptable for rural and industrial villages. Its design differs somewhat in that a full basement is provided.

DURABLE WALLS SPECIFIED

Concrete masonry, with an exterior finish of portland cement stucco or portland cement paint, is specified for the wall construction. Plaster cracks in wall and ceilings are prevented by building the first and second floors of reinforced concrete.

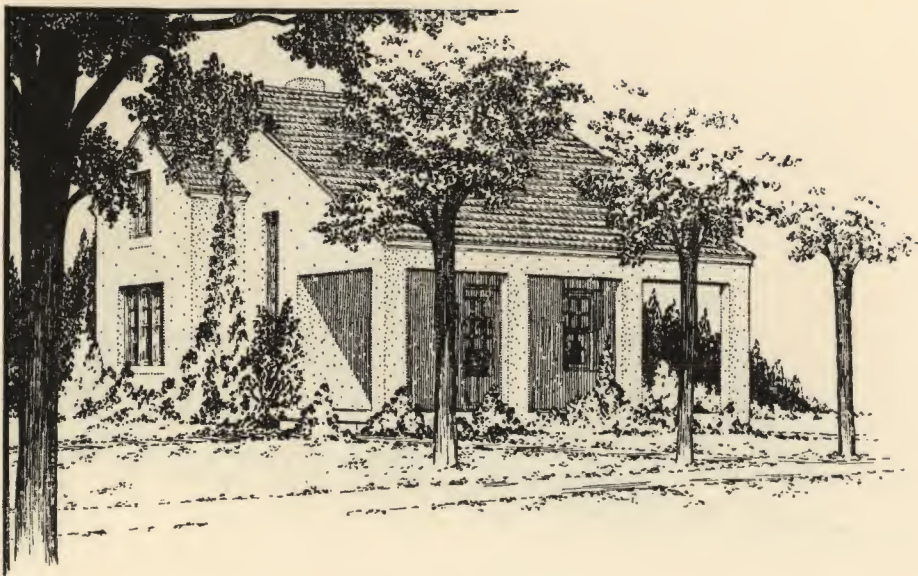
For a durable, fireproof roof, the architect has chosen cement-asbestos shingles. Or concrete tile might be used. Which of these two roofing materials to use depends upon the buyer's preference. Either type will provide fire protection for generations. An investment in a fireproof roof is always sound judgment.

A SOUND INVESTMENT

Long after this low-cost, fireproof concrete home is paid for, it will continue to be a sound investment. Depreciation will have been low and maintenance costs limited to a few dollars per year for painting screens and window frames.

Total construction cost for this fireproof home of concrete will vary 25 per cent, more or less, from \$3,650, depending upon location.

This estimate covers every item of construction, except bath room fixtures and heating equipment. These built-in features may be added, of course, by increasing the construction cost somewhat, but even then this home will be in the low-cost class.



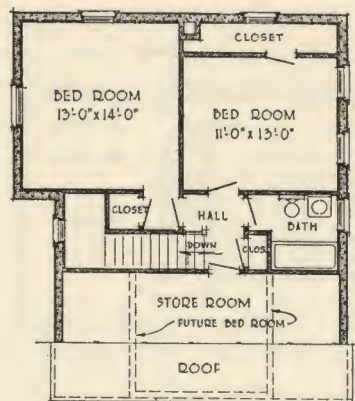
ON these facing pages are shown designs for two more low-cost, fireproof concrete homes. The design on this page consists of living room, kitchen and wash room on the first floor; two bedrooms, bath room and storage space on the second floor.

So that this home may be completely safe against fires of both interior and exterior origin, concrete construction is specified throughout.

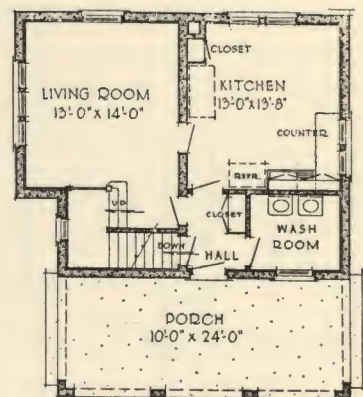
The foundation and above-grade walls are designed for concrete masonry, with the outside walls covered with portland cement stucco or portland cement paint.

FLOORS TO BE FIREPROOF

Floors, too, are designed for fireproof construction. The first floor is to be reinforced concrete. A small basement will occupy about one-half the space under the house. Reinforced concrete for the second floor will increase the firesafety of the house; will help to provide long-time economy. It will tie the walls firmly together; will practically eliminate plaster cracking.



SECOND FLOOR PLAN



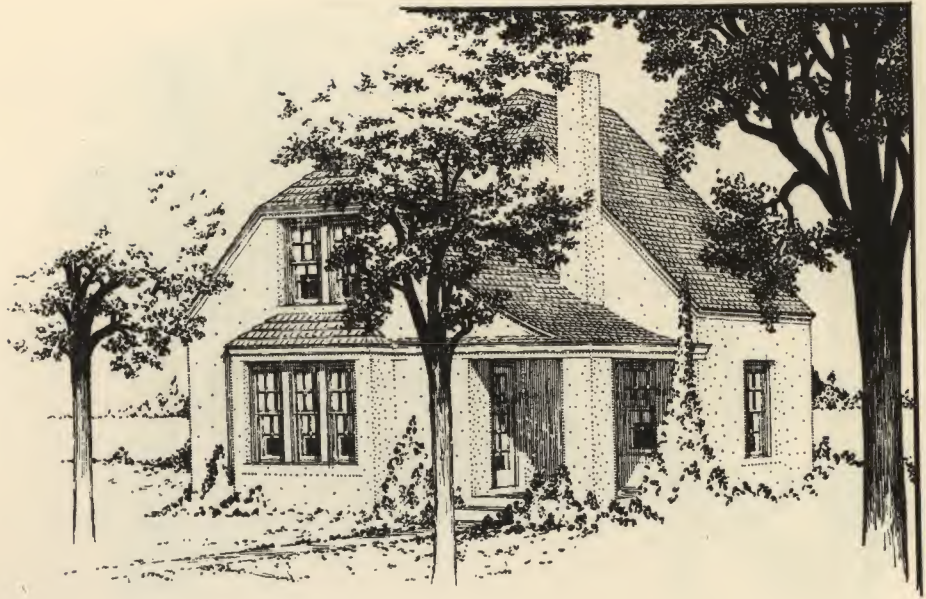
FIRST FLOOR PLAN

Flat concrete tile are specified for the roof. Or another fireproof covering—cement-asbestos shingles—may be used.

A LOW-COST HOME

To be built for approximately \$4,600, this fireproof home falls in the low-cost class. The estimated cost will vary, of course, 25 per cent either way.

This suggested design is of the type in demand for construction in rural or industrial villages. It also would be suitable as a summer home. The spacious porch, which can be screened, is an attractive feature.



THIS low-cost, fireproof concrete home is complete in every detail. The two-story design provides for a living room, dining room, kitchen and wash room on the first floor; two bed rooms, bath room and a large storage room on the second floor.

WALLS TO BE MASONRY

As for the homes shown on the three preceding pages, the architect has selected concrete masonry for the walls. A substantial concrete footing is to be provided to prevent wall cracks. The foundation walls,

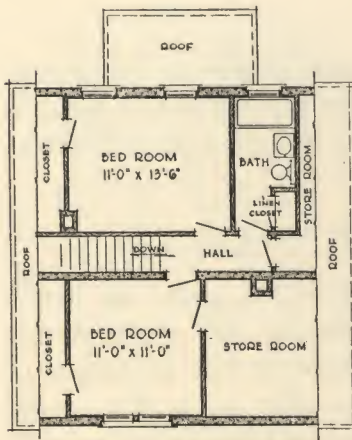
which enclose a full basement, are to be of concrete masonry.

By specifying reinforced concrete for the first and second floors, the architect has chosen approved fireproof construction for these important parts of the structure. At the same time, he has provided for long-time economy. Concrete floors make the house rigid; eliminate plaster cracking; give it long life during which it is practically free from maintenance expense; make it a truly low-cost home. This house is ideal as a city or farm residence.

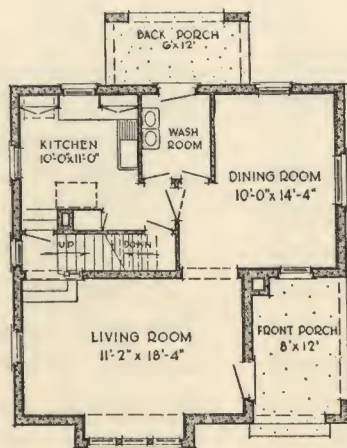
Durable, fireproof materials also are specified for the roof—either cement-asbestos shingles or concrete tile.

REASONABLE FIRST COST

Estimated construction cost will vary 25 per cent, more or less, from \$4,850. Construction costs are dependent upon location and the choice of built-in features in basement, bath room and kitchen, and these factors must be considered when estimating the original building cost.



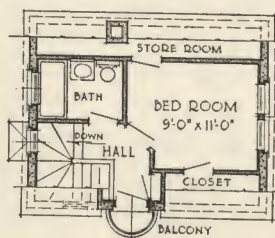
SECOND FLOOR PLAN



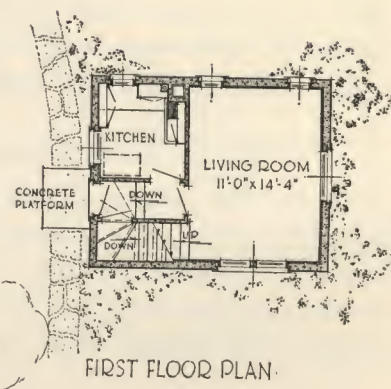
FIRST FLOOR PLAN



THIS is the first unit of the low-cost home that can grow. As the floor plans show, the first unit of this fireproof concrete home consists of living room and kitchen on the first floor; bed room, hall, bath room and store room on the second floor. Later, as described on the next page, additions can be made to increase the size of the house.



SECOND FLOOR PLAN



FIRST FLOOR PLAN

COST OF FIRST UNIT

The first unit can be built for about \$2,700, an estimate that may vary 25 per cent either way.

Concrete ashlar is chosen for the above-grade walls, concrete for footings, concrete masonry for foundation, reinforced concrete for first and second floors, and cement-asbestos shingles or concrete tile for the roof.

This construction is desirable for several reasons. It is reasonable in first cost. It requires little, if any, maintenance. It thus provides for long-time economy; enables the occu-

pants to save enough money to build later additions. And, finally, this construction is easy to duplicate when the additions are made.

DESIGN INCLUDES BASEMENT

A basement is provided under the home. This will house heating and other service facilities. It can also be used in the manner of above-grade rooms—that is, a den, music room, play room or work room can be built in the basement.



ON this page are shown the elevation and floor plans for the second or last unit of the home that can grow. First floor additions include a living room and a vestibule. The original living room then is used as a dining room.

COST OF SECOND UNIT

On the second floor, another bed room is added above the new living room. Now, as designed, this low-cost, fireproof home is a

five-room house. Approximately \$2,650 is the estimated construction cost for the additions.

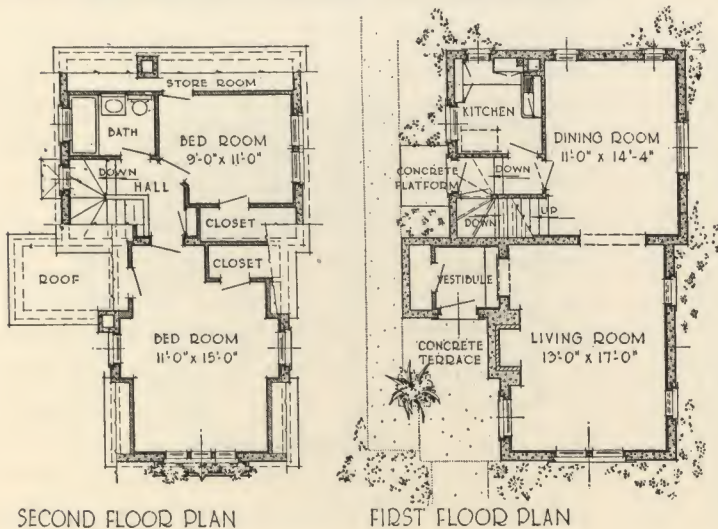
As in the original unit, concrete construction is specified for the additions which are required to complete the home. New walls are to be of concrete ashlar. New first and second floors are to be of reinforced concrete. New roof is to be of cement-asbestos shingles or concrete roofing tile.

Completely fireproof, this home also is rigid and durable. The concrete construction provides these things; makes the home a good investment.

CONCRETE IMPROVEMENTS

The plans for this second unit also call for improvements around the home. These include a concrete-paved terrace at the entrance-way and driveway to the garage.

It is estimated that the total cost will be about \$5,350, if built as two units; less, if built all at one time. Construction estimates probably will vary 25 per cent either way.





LOW in first cost, fireproof and attractive, this modernly designed house is distinctive; is a good example of modern treatment without freakishness. It is but one of many possible designs for modern, well-built residences that are different, yet not costly to build or maintain.

LONG-TIME ECONOMY

To obtain long life in the building and to insure long-time economy, the walls are designed for concrete masonry, the exterior of which will be covered with portland cement stucco or portland cement paint.

The first floor and the roof are to be of reinforced concrete. This roof not only adds rigidity to the house but provides space for recreational purposes. Roof construction details are described on the next page.

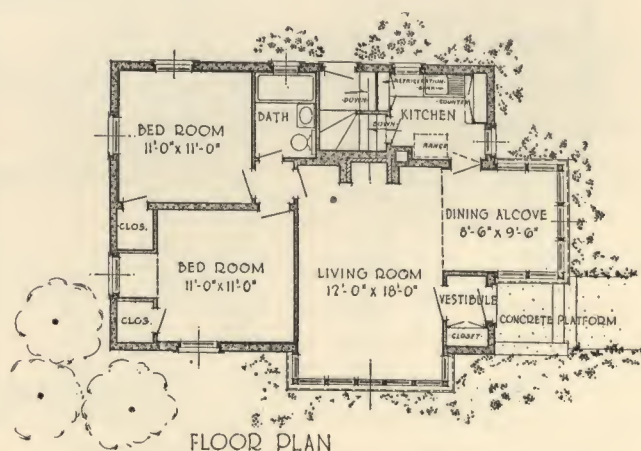
ALL-MASONRY CONSTRUCTION

Like the other low-cost homes described in this booklet, partition walls as well as the walls which carry the floor and roof are to be of fire-resistive, concrete masonry construction, which is available almost everywhere.

The interior of this suggested modern design is a well-arranged, five-room unit. Living room, dining room, kitchen, two bed rooms, bath room and vestibule are included. This plan has everything—convenience, good sized rooms, ample closet space. It is a modern home that will stay modern.

FIRST COST ONLY \$3,900

First cost usually is the last cost in a fireproof concrete home. Estimated construction cost for this design will vary 25 per cent, more or less, from \$3,900, depending upon location and the built-in fixtures chosen.



CONSTRUCTION DETAILS TO REMEMBER

IN general, the low-cost, fireproof concrete homes in this booklet are divided into two classes—those without basements and which have flat roofs and those of conventional design, with basements and pitched roofs.

FACTS ABOUT FLOORS

When a home is built without a basement, the reinforced concrete first floor is placed on a fill. First, all sod and loose dirt are removed from the building site. A concrete foundation wall, not less than 8 inches thick, is

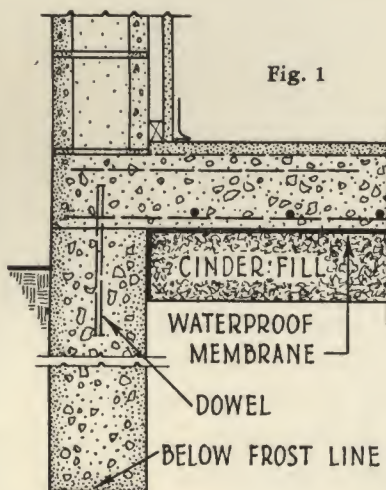


Fig. 1

placed in a trench excavated to a few inches below the frost line. Then a fill of cinders, gravel, crushed stone, slag, or other suitable material, not less than 6 inches deep, is provided, leveled and compacted.

A good durable membrane of waterproof paper and asphalt or tar is then placed on the fill. Then the floor is placed, the concrete being not less than 6 inches thick and reinforced as indicated in Fig. 1. The floor is practically integral with the foundation.

SOLID SLAB ROOF

Recommended construction for a solid slab roof of concrete is shown in Fig. 2. The slab

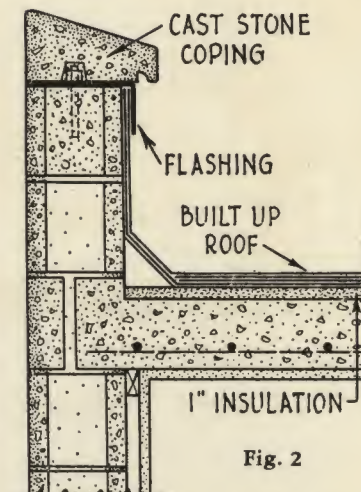


Fig. 2

must be reinforced and properly insulated. The roof is covered with built-up roofing and properly flashed. Or, if the roof is to be used for recreation, a colored topping of reinforced concrete may be applied over a waterproof membrane. Adequate flashing must be provided. An air-space also must be provided between the edge of the slab and the wall. Plaster or other decoration may be applied directly to the underside of the concrete slab.

WALL CONSTRUCTION

Exterior walls of concrete masonry should be built with impervious units laid up in water-

tight portland cement mortar, and all joints must be filled and tooled. Or the wall should be effectively sealed against moisture by portland cement stucco or portland cement paint. (See Fig. 3.)

For other facts, refer to "Concrete Masonry Construction" and "Concrete Floors for Residences," construction manuals which will be furnished free on request.

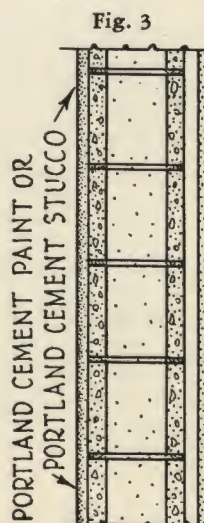
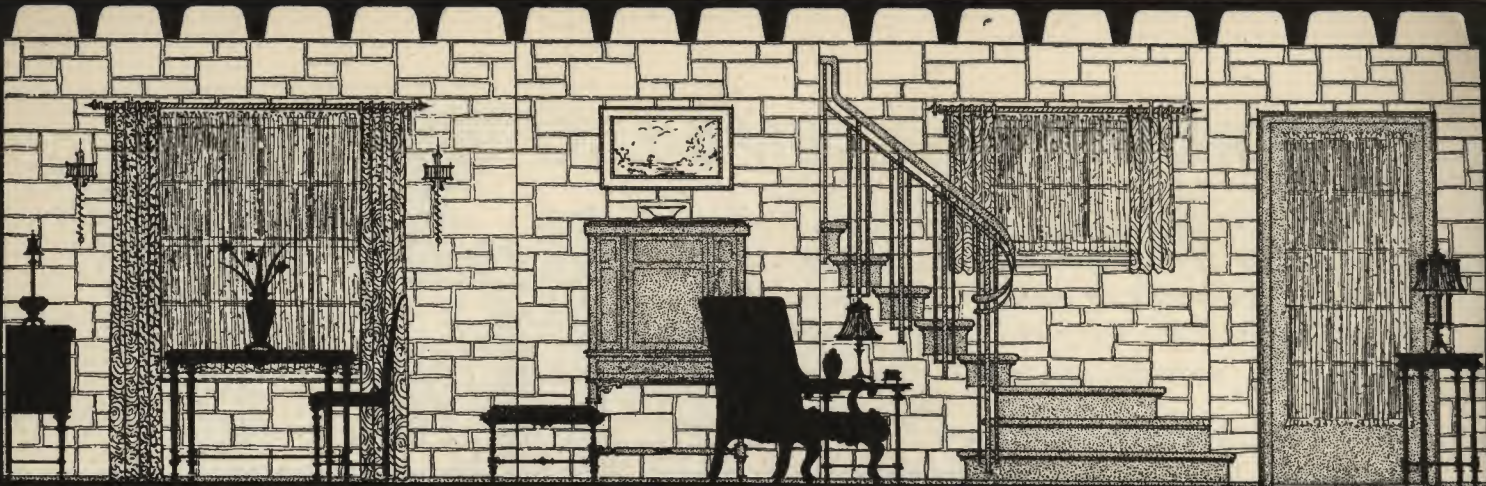


Fig. 3



Facts About Concrete Ashlar Walls

LOW-COST homes of architectural merit may be built with concrete masonry walls that are finished on the exterior with portland cement stucco or portland cement paint, or left unfinished. The painted or exposed wall construction is known as *concrete ashlar*.

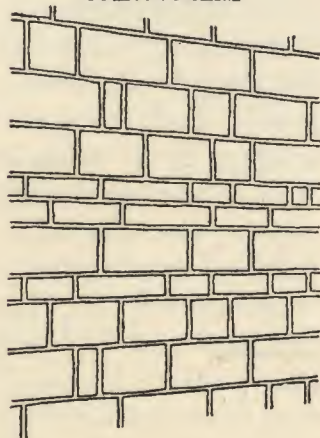
Concrete ashlar, which is exceptionally economical, provides equally attractive exterior or interior walls. Its economy, made possible because interior plastering and exterior facing are unnecessary, recommends its use in low-cost, fireproof homes. An example of its interior use is illustrated above.

Concrete ashlar generally is laid as *coursed* or *random* masonry. In coursed ashlar the

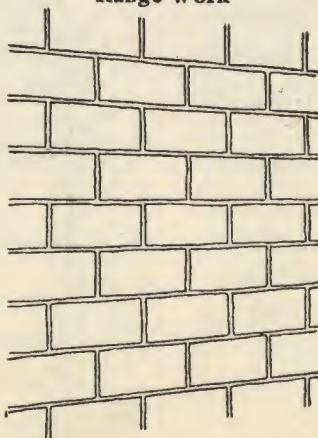
horizontal joints usually are continuous, and the wall may consist of one size of unit (range work) or several sizes (coursed ashlar). In random ashlar, several sizes of units are used in a pattern which has the appearance of broken or random ashlar. Examples of concrete ashlar are illustrated below.

Providing adequate strength, superior fire resistance and unlimited opportunities for developing attractive walls, concrete ashlar deserves serious consideration for use in low-cost homes. Further information is given in "Concrete Ashlar Walls," copy of which will be furnished free. This booklet includes facts about colored and textured walls.

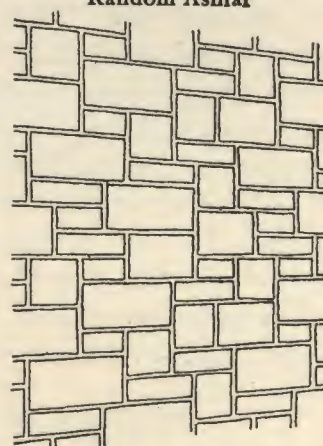
Coursed Ashlar



Range Work



Random Ashlar



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